

**Redevelopment Authority Minutes  
Meeting of February 16, 2011**

City Hall, Council Chambers

7:30 a.m.

**Members Present:** Messrs. Green, Halloin, Huggins, and Barr; Ms. Wildenberg

**Staff Present:** Messrs. Schatz, Nick; Mses. Noland, Casteen, and Graffeo

1. **Call to Order.**

The meeting was called to order at 7:30 a.m.

2. **Minutes.**

The minutes of the January 19, 2011, meeting were approved on a motion by Ms. Wildenberg, and seconded by Mr. Halloin.

3. **Financial Statements.**

Ms. Casteen presented the financial statement dated January 31, 2011. There were no expenses incurred in January for the West Bank Redevelopment District.

Mr. Halloin made a motion to accept the statement, Mr. Green seconded; the motion carried.

4. **Consideration of RFPs for Phase II of the North Barstow Redevelopment District.**

At the time that PPL notified the RDA that they were no longer moving forward with Phase II, Mr. Moeding indicated there was a second potential partner. That partnership never materialized, so there are no current RFPs available for consideration. However, during the time of negotiations with PPL, there was another local developer that had expressed interest. This developer will be visiting the development site this week, and is in the process of exploring a partnership.

The TIF was established in 2007, as a blighted TIF with a term of 27 years and a value of \$5 million. At this time, the RDA is still subsidizing the TIF. All infrastructures are currently in place. Ms. Noland recommends the RDA keep expenditures low, but that development soon begin.

At this time, there is no reason not to move forward with a new RFP. Staff is directed to do a 60-90 day RFP that includes options for all or part of the redevelopment. Proposals may or may not include the former Lehman building lot.

If the Post Office is going to purchase the building neighboring the development area, they will notify the RDA by September 2011.

5. **Consideration of a temporary parking lot in the Phase II area of the North Barstow Redevelopment District.**

The empty lot across from the Livery is currently being used as a parking lot. This lot is not approved or authorized for this purpose. As any liability falls with the RDA, this issue needs to be addressed. The RDA could pay to have the area fenced off, or put up signage and pay the City to enforce the parking.

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Mr. Schatz presented a rendering showing a possible location of a formal parking lot containing 74 spaces. The board discussed other possible locations to coincide with the location proposed in the long-term site plan.

Mr. John Mogensen addressed the RDA. He is willing to provide the RDA with a certificate of insurance to cover the RDA in hopes that the lot can continue to be used as a parking lot. He had previously arranged with Mr. Moeding that Mr. Mogensen would pay to have the lot base coursed and used for parking until development began.

Mr. Huggins moved to place "No Parking" signage on the lot on a temporary basis and the RDA will further discuss the matter at the March 16 meeting. Mr. Halloin seconded the motion, and the motion carried.

Mr. Mogensen informed the RDA he has been approached to locate a grocery store in the former Burger King building and inquired as to whether the RDA would consider granting the grocery store tax credits in this situation. As the proposed location is not located within the TIF, it would not be eligible for the tax credits.

**Closed Session**

Ms. Wildenberg moved to enter into a closed session at 8:27 a.m., Mr. Green seconded; the motion carried.

Ms. Wildenberg moved to come out of a closed session at 8:38 a.m., Mr. Green seconded; the motion carried.

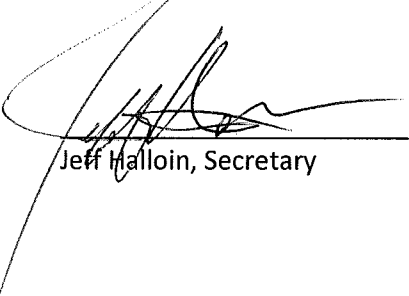
**Open Session**

**6. Announcements, directions, and correspondence.**

PPL has notified the Eau Claire City Council that they will not be able to meet their obligation of payment due to the City. This payment is in reference to the shortfall of tax generation promised in the development. The agreement will be amended that PPL pay \$20,000 immediately, and the remaining balance will be financed at 6% interest for one year. It is assumed that the amount owed at the end of the one-year term will be negated by the amount the City will owe PPL due to realization of tax credits.

This meeting adjourned at 8:42 a.m.

The next meeting of the Redevelopment Authority will be March 16, 2011.



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Jeff Halloin, Secretary